

ARTICLE XIII

FREMONT VILLAGE DISTRICT ORDINANCE

1.1 Purpose: To preserve the area around Route 107 between Black Rocks Village and the Fremont Library as the traditional and actual Town Center. This area is bordered by Map 3 Lot 22, Map 3 Lot 149, Map 2 Lot 163 and Map 2 Lot 35. The purpose of this ordinance is to establish special conditions which when satisfied would allow, through design guidelines, mixed uses of retail, professional offices, and residential in the Town Center. The Planning Board is hereby empowered and authorized to administer this ordinance in conjunction with the Board of Selectmen and Building Official(s) of the Town of Fremont.

1.2 Uses Permitted: Subject to Site Plan approval as provided in the Fremont Site Plan Regulations: Small retail shops, with a footprint not larger than seven thousand (7,000) square feet for a single structure, eating and drinking establishments where consumption is primarily intended to be on the premises, professional offices, schools, banks, bakeries, civic, public, institutional facilities, medical offices, clinics, single and townhouse residential uses and personal services, such as, hairdressers. Nearly all of the Village District is within the Aquifer Protection District; therefore uses that are prohibited within the Aquifer Protection District are also prohibited within the Village District, where these two areas overlap.

1.3.1 There shall be a minimum seventy-five (75') feet natural buffer, of vegetation supplemented by evergreen trees and landscaped berms, where the non-residential uses within the Village District abuts residential uses outside the District.

1.3.2 Existing buildings, with historical significance, as recommended within the Fremont Master Plan in conjunction with recommendations from the Fremont Historical Society, shall be preserved and reused for permitted uses.

1.3.3 Buildings shall be designed and sited to maintain views and vistas.

1.3.4 Non-conforming lots within the Village District can not be made smaller.

1.4 Development Standards: Development standards shall be prescribed in the Planning Board Site Plan Review Regulations.